

Signed (authorised Officer(s)):

28 ALBERT TERRACE, ABERDEEN

REMOVAL OF 2 NO.DORMER WINDOWS
AND ERECTION OF NEW DORMER
WINDOWS

For: Mr D Davidson

Application Type : Detailed Planning
Permission

Application Ref. : P140833

Application Date : 03/06/2014

Advert : Listed Building

Advertised on : 25/06/2014

Officer : Alex Ferguson

Creation Date : 7 August 2014

Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Community Council: No comments

RECOMMENDATION:

Refuse

DESCRIPTION

The property is a traditional, mid-terraced granite dwelling build circa. 1848-1867. The 1½ storey dwelling is finished with slate roof and white timber window frames. There is a single storey utility room extension to the centre of the rear elevation, a small 2.5m high brick outhouse to the western boundary and a detached garage located at the far south-west corner of the plot.

The rear elevation of the dwellinghouse contains a 3.5m high central granite chimney stack that rises from the eaves of the dwellinghouse. This is flanked by 2no traditional piended dormers, 1no to each side.

The rear garden plot measures 137sqm in size and is screened on all boundaries by approximately 1.5m high masonry walls.

The dwelling is a Category "B" Listed Building (Part of a Category "A" Listed Grouping) situated within the Albyn Place/Rubislaw Conservation Area.

RELEVANT HISTORY

P131068 & P131086 – Listed Building Consent & Planning Applications for the removal of the existing piended dormers and their replacement with a modern box dormer were refused in 2013. The applicant did not appeal the decisions in time, hence the submission of the current application for the same works.

P130107 & P121430 – Listed Building Consent & Planning Applications for the erection of a single storey rear extension to the application property were approved in 2013. The original applications included the removal of the existing piended dormers on the rear elevation. This aspect of the applications was subsequently removed.

PROPOSAL

Planning permission is sought for the removal of the 2no existing traditional piended dormers on the rear elevation of the dwellinghouse and their replacement with a modern box dormer.

The proposed replacement dormer would be a large flat-roofed box dormer of a modern design. The dormer would be 5.8m wide, with a 6.4m wide lead roof overhang. The 2.2m high dormer would be centrally located within the roofscape, set 900mm and 1m in from each of the mutual boundaries on either side of the property. The dormer would be set 500mm up from the eaves of the dwellinghouse and 1.4m down from the roof ridge.

The dormer would be finished with a powder coated aluminium (dark grey) fascia and windows on its front elevation and vertically hung roof slates on each of its side elevations. The dormer's front, south-facing elevation would be predominantly glazed with no aprons or solid infill panels.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at -

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref.=140833>

On accepting the disclaimer, enter the application reference quoted on the first page of this report.

CONSULTATIONS

Roads Projects Team – No observations

Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) - No observations

Masterplanning, Design & Conservation – NOTE - The following consultation response was received from the Council's Conservation Officer for the previous planning and listed building consent applications (P131068 & P131086) for the same works. As the development proposed remains the same as in the previous applications, a fresh consultation was not requested and the following comments from the previous application remain valid and relevant to this application::

Context

All of the properties on 1-34 Albert Terrace are category B listed with the entire terrace having a category A group value. The terrace was designed by Archibald Simpson and built circa 1848-1867. The properties are of the Aberdeen cottage style comprising a single storey and attic lit by canted dormer windows. The terrace's rear elevations along have been subject to a number of alterations and there have been a variety of rear extensions over the years as well as alterations to the dormer windows. 28 Albert Terrace lays towards its western end. Albert Terrace makes a significant contribution to Albyn Place and Rubislaw Conservation Area.

Proposal

Last year an application for planning permission (P121430) was received for a ground floor rear extension and box dormer windows. The dormer window element was removed from the application, in part due to my concerns on the adverse impact that this would make on the historic environment. Planning permission and listed building consent (P130107) were granted for the contemporary ground floor rear extension; the public views of which would be largely hidden by the high rear boundary wall running along the lane. It is disappointing that the applicants have now submitted the dormer element of the original scheme again despite having given clear guidance that the loss of traditional dormers would be unacceptable due to its adverse impact on the listed building and the Conservation Area. The size of the existing two canted dormer windows is proportionate to the roof pitch. Windows form an important element in defining a historic building's character and their contribution to its character must be understood before considering alteration. Any enlargement or replacement with boxed dormers would have an adverse impact on both the listed building and the terrace as a whole.

Policy

The proposal does not comply with the Scottish Historic Environment Policy (SHEP) or Aberdeen Local Development Plan *Policy D5 Built Heritage* because it would detract from the special character of the category B listed building and the wider Conservation Area. Furthermore the proposed development does not comply with the City Council's Householder Development Guide Supplementary Guidance as it relates to dormer windows, namely:

Dormer Windows: General Principles - The following principles will normally apply in all cases: a) On traditional properties, original dormers must be retained

and repaired, and their removal and/or replacement with larger or modern dormers will not be permitted;”(p10)

Conclusion - The proposal as submitted should be refused because of its adverse impact on the listed building and wider Conservation Area.

Community Council – No comments

REPRESENTATIONS

1no letter of objection has been received. The objections raised relate to the following matters –

- The modern dormer would be highly detrimental to the character of the Category B Listed Building.
- The dormer would result in a loss of privacy for a neighbouring property

PLANNING POLICY

Scottish Planning Policy

The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting.

Scottish Historic Environment Policy (SHEP)

Conservation areas are defined as areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Aberdeen Local Development Plan (2012)

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Policy D5 – Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy.

Policy H1 - Residential Areas

Within existing residential areas and within new residential developments,

proposals for new residential development and householder development will be approved in principle if it:

1. Does not constitute over development;
2. Does not have an unacceptable impact on the character or amenity of the surrounding area;
3. Complies with the Supplementary Guidance on Householder Development.

Supplementary Guidance

Householder Development Guide – Listed Buildings - The authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Householder Development Guide – Dormers on traditional properties – On traditional properties, original dormers must be retained and repaired, and their removal and/or replacement with larger or modern dormers will not be permitted.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas

The application has been assessed in accordance with the Local Development Plan and related guidance, having regard for all material considerations. Following a detailed assessment of the site and the submitted plans, the following conclusions have been reached.

Scottish Planning Policy

The dormer extension would be constructed of a modern design and finished with suitably modern materials. The loss of the existing dormers and their replacement with a modern dormer of a non-traditional design would have a detrimental impact upon the character of the listed building.

Scottish Historic Environment Policy (SHEP)

The proposed dormer would have a detrimental impact upon the character of the Conservation Area. The proposed dormer would be visible from Rubislaw Terrace Lane and although several other properties on the street have erected non-traditional dormer extensions in recent years, the loss of the existing, traditional dormers would further erode the character of the Conservation Area.

Historic Scotland feel that the retention of the existing dormers would preserve an important historic architectural feature of the listed building. The Council's Conservation Officer objects to the removal of the existing dormers and feels that the proposed development would have an adverse impact on the listed building and the Conservation Area.

Aberdeen Local Development Plan (2012):

Policy D1: Architecture and Placemaking

The modern design and materials of the proposed dormer extension would contrast with the traditional design of the listed dwellinghouse. The proposed dormer extension would be visible from Rubislaw Terrace Lane.

Policy D5: Built Heritage

See Scottish Planning Policy.

Policy H1: Residential Areas

The proposed dormer extension would not increase the built footprint of the dwellinghouse and the proposed works therefore do not constitute overdevelopment.

The replacement of the 2no traditional piended dormers with a large box dormer would have a detrimental impact upon the character and amenity of the area.

Daylighting, privacy and overshadowing calculations demonstrate that the proposed dormer would not have any detrimental impact upon any of the neighbouring properties with regard to a loss of privacy, daylight to habitable rooms or overshadowing of the rear garden ground.

Supplementary Guidance:

Householder Development Guide – Listed Buildings

The demolition of the 2no existing piended dormers would have a detrimental impact upon the appearance of the building. The loss of the dormers, which are visible from the adjacent rear lane, would diminish the special character of the listed terrace.

Householder Development Guide – Dormers on traditional properties

The removal of the existing, traditional dormers and their replacement with a modern dormer extension is contrary to the supplementary guidance contained within the Householder Development Guide relating to dormer extensions on traditional properties which states that original dormers must be retained and repaired, and their removal and/or replacement with larger or modern dormers will not be permitted.

Historic Scotland – Historic Scotland responded to a consultation request for a previous planning application for the same dormer proposals (P121430) on 25th January 2013 with the following comments:

'retention of the existing traditional canted dormers and without enlarging them, would safeguard more of the listed terrace's special character. This would preserve an important historic architectural feature which is mentioned in the list description.'

Historic Scotland were not consulted on the current application as the dormer proposals do not differ from those in the previous application (P121430), therefore the comments relating to the importance of retaining the existing traditional dormers remains valid and relevant to this application.

Points raised in letters of objection

The following concern raised in the letter of objection has been addressed in the foregoing evaluation:

- The modern dormer would be highly detrimental to the character of the Category B Listed Building.

With regard to the concern raised in the letter of objection that the proposed dormer would result in a loss of privacy to a neighbouring property, it is not considered that the proposed dormer would significantly increase the potential for overlooking of neighbouring property's compared to the existing situation.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

The proposal to replace the existing traditional dormers with a modern box dormer has been assessed against Scottish Planning Policy, SHEP, Policy D5 (Built Heritage) of the Aberdeen Local Development Plan and the Council's supplementary guidance contained in the Householder Development Guide. The proposal would not preserve the features of special architectural or historic interest which form an important element of the character of the listed building itself and the terrace of which it forms part. The proposal would be highly detrimental to the character of the Category B Listed Building and is therefore contrary to Scottish Planning Policy, Scottish Historic Environment Policy and Policy D5 (Built Heritage) of the Aberdeen Local Development Plan and the supplementary guidance in the Householder Development Guide.